

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-066

Petitioner: Yoruk Development Company, Inc.
Rezoning Petition No.: 2020-066
Property: ± 3.62 acres located at the northeast intersection of Sardis Road N and Sunnywood Lane (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Thursday, July 30th, 2020. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 7/20/2020. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, July 30th, 2020, at 6:30 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Ahmet Yoruk with Yoruk Development Company, Inc., Ed Hickman with Studio Fusion and Paul Pennell and Maggie Watts with Urban Design Partners. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean then introduced the development team to the audience. In attendance was the Petitioner and builder, Ahmet Yoruk with Yoruk Development, Ed Hickman with Studio Fusion and Paul Pennell and Maggie Watts with Urban Design Partners.

Mr. MacVean reviewed the current site conditions as well as the conditional rezoning process and schedule.

The site plan associated with this rezoning petition proposes to develop a single-family pocket community with up to 18 detached homes. The proposed development will have a minimal increase in peak AM/PM trips over the by-right single-family zoning for the site. Stormwater will be mitigated through a sand filtered detention pond. Access to the Site will be from Sardis Road N. and Sunnywood Lane with sidewalk improvements along the Site's frontage on Sardis Road N. and Sunnywood Lane. The existing evergreen hedge to the north of the Site shall remain.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about traffic and connectivity. The development team explained that the proposed development would increase the number of AM and PM peak trips by 9 trips over the current single-family by-right zoning. The total number of trips generated from this development is 19 trips in the AM peak and 21 trips in the PM peak. This does not require a traffic study or a new signalized intersection at Sunnywood Lane and Sardis Road N. The Petitioner will be widening Sunnywood Lane along the site's frontage and include sidewalk improvements along Sunnywood Lane and Sardis Road N. The community will be accessed from Sunnywood Lane and Sardis Road N. via a loop road built to approved alley dimensions with adequate turning radius for emergency vehicles.

Neighboring residents expressed concerns with parking. The unique nature of a pocket community attracts a specific buyer that understands the constraints and benefits of the community. Each home will include a 2-car garage and the community currently has 8 spaces for guests. The Petitioner has identified 4 additional visitor spaces on-site and will continue to look for a balanced parking solution. There is no parking allowed on Sardis Road N or provided on Sunnywood Lane.

Attendees inquired about buffers and site design. Yoruk Development is in the process of updating the conditional notes to reflect the use of masonry materials, including hardi-plank, to mimic the architecture in the area. Vinyl may only be used for windows/soffits. The homes will range from approximately 2600-2800 square feet and have raised porches and additional landscaping to enhance the aesthetic of the community. A solid decorative fence will be provided along the eastern property line and maintained by the HOA. A combination of landscape screening, tree save, revegetation and existing evergreen hedges will be provided along the north, east, and south of the site providing buffering to the adjacent single-family homes.

Attendees had questions about stormwater and utilities. The proposed site plan includes a stormwater detention pond that will catch the stormwater and release it through a sand filter at a flow that is equal to or less than the current conditions. This site will comply with all post construction stormwater ordinances and have the capacity to withstand a 50-year event. This will be a shallow detention area and will not hold the water to create a true pond. The Petitioner and development team will explore underground detention methods as well. The area will not be fenced. The Petitioner is currently working with Duke Energy to relocate the existing powerlines along Sardis Road N.

Keith MacVean thanked those in attendance and the meeting was adjourned

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner will continue to work with the neighbors and is actively looking for parking solutions

cc: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Aydin Yoruk, Yoruk Development Company, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2020-066	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-066	21313107	SNYDER	MICHAEL A	GALE R	SNYDER	6019 COLTSWOOD CT		CHARLOTTE	NC	28211
2020-066	21313108	LEE	JOHN K			135 SUNNYWOOD LN		CHARLOTTE	NC	28270
2020-066	21313128	VINCENTI	MICHAEL	CATHERINE	VINCENTI	119 SUNNYWOOD LN		CHARLOTTE	NC	28270
2020-066	21313129	ZARBATANY	PAUL J	ROBERT S	MILLER	1421 PEACAN AVE		CHARLOTTE	NC	28205
2020-066	21313130	WHITE	WILLIAM A	DENISE M	WHITE	101 SUNNYWOOD LN		CHARLOTTE	NC	28270
2020-066	21313131	WHITE	WILLIAM A	DENISE M	WHITE	101 SUNNYWOOD LN		CHARLOTTE	NC	28270
2020-066	21313711	FORD	RUSSELL W JR	CAROLYN R	FORD	9630 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313712	MEINECKE	KEITH O	ZOE S	MEINECKE	9638 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313713	ORTEGA	PAUL E	BRITTANY A	SANDERSON	9646 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313734	SEEGARS-COVINGTON	DAWN N	CALVIN T	COVINGTON	9724 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313735	MUSAELYAN	EDWARD	ZHANNA	MUSAELYAN	9716 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313736	GRESS	CATHY L			9708 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313737	FREDERICKSON	ERIC W			9702 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313801	ANDREWS	STUART	ELISABET	ANDREWS	9624 COVEDALE DR		CHARLOTTE	NC	28270
2020-066	21313809	FRANKEL	KEITH			9625 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313810	CHAHANOVICH	KATHLEEN	DANIEL	REINHARD	9629 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313811	2017-1 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
2020-066	21313812	TATSIS	GEORGE P			9641 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313813	ECONOMOS	STAVROULA			6826 ALEXANDER RD		CHARLOTTE	NC	28270
2020-066	21313814	SANDER	JAMES W	ROBIN L	SANDER	9701 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313815	DAVIDGE	EDWARD C		MELISSA L MARTINEZ	9711 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313816	HAMILTON	CHARLES W			9721 WATERGATE RD		CHARLOTTE	NC	28270
2020-066	21313817	YORUK	ATILLA			914 RICHLAND DR		CHARLOTTE	NC	28211
2020-066	21313818	YORUK DEVELOPMENT COMPANY INC				955 SARDIS RD NORTH		CHARLOTTE	NC	28270
2020-066	21313820	VILASAGAR	SHRIPATHY	HEMA	VILASAGAR	1014 COVEWOOD CT		CHARLOTTE	NC	28270
2020-066	21313821	WILLIAMS	LESLIE M			1006 COVEWOOD CT		CHARLOTTE	NC	28270
2020-066	21313822	THR NORTH CAROLINA II LP				1717 MAIN ST STE 2000	C/O INVITATION HOMES	DALLAS	TX	75201
2020-066	21313823	WATTERSON JR	JAMES K			1001 COVEWOOD CT		CHARLOTTE	NC	28270
2020-066	21313824	O'CONNOR-WOOD	MARY A			1005 COVEWOOD CT		CHARLOTTE	NC	28270
2020-066	21313825	WITHERS	PAUL A	REBECCA	WITHERS	1013 COVEWOOD CT		CHARLOTTE	NC	28270
2020-066	21313826	MUESING	RONALD W	LOREE E	MUESING	1021 COVEWOOD CT		CHARLOTTE	NC	28270
2020-066	21313827	GOSSETT	RYAN JACKSON	HEATHER ELIZABETH	GOSSETT	5593 SPRIGGS MEADOW DR		WOODBIDGE	VA	22193
2020-066	21313828	OZEN	AYFER			154 BRITTANY CR		ROCHESTER	NY	14618
2020-066	21313829	YORUK	ATILLA			914 RICHLAND DR		CHARLOTTE	NC	28211
2020-066	21315307	ADDUCI	SHARON ANN		C/O: SHARON BARROWS COOPER	5501 NW 121st ST		OKLAHOMA CITY	OK	73162
2020-066	21315308	MCKENZIE	CLAUDIA S			9800 ORDWAY CT		CHARLOTTE	NC	28270
2020-066	21315309	PERRY	MYRA ANN HOLLOWAY			9802 ORDWAY COURT		CHARLOTTE	NC	28270
2020-066	21315315	KANETZKE	PATRICK	RACHAEL	KANETZKE	9813 RED ROCK RD		CHARLOTTE	NC	28270
2020-066	21315316	FULTZ	JACOB L			9807 RED ROCK RD		CHARLOTTE	NC	28270
2020-066	21315317	GHALI	GABRIEL	LAURE	GHALI	9801 RED ROCK RD		CHARLOTTE	NC	28270
2020-066	21315402	GREENE	RAY A	NANCY D	GREENE	9800 RED ROCK RD		CHARLOTTE	NC	28270
2020-066	21315403	HONEYCUTT	OLLEN M JR	MARY S	HONEYCUTT	9806 RED ROCK RD		CHARLOTTE	NC	28270
2020-066	21315404	YOUNG	CASSANDRA MARIE			9812 RED ROCK RD		CHARLOTTE	NC	28270
2020-066	21315408	SCHER	LLOYD			9815 MERINGUE PL		CHARLOTTE	NC	28270
2020-066	21315409	BOGAN	THOMAS			9809 MERINGUE PLACE		CHARLOTTE	NC	28270
2020-066	21315410	ORLEMAN	TERRY M	COLLEEN A	ORLEMAN	9805 MERINGUE PL		CHARLOTTE	NC	28270
2020-066	21315411	BURNS	BRIAN J	GILLIAN L	BURNS	9801 MERINGUE PL		CHARLOTTE	NC	28270
2020-066	21315412	MOYER	ADAM L	ELIZABETH ANN ALFORD	MOYER	9800 MERINGUE PL		CHARLOTTE	NC	28270
2020-066	21315413	TAPIA	CARMEN MARIBEL	ENRIQUE ARTURO	MACAZANA	9804 MERINGUE PL		CHARLOTTE	NC	28270
2020-066	21315421	DEAN	ANGELA M			8930 RITTENHOUSE CR		CHARLOTTE	NC	28270
2020-066	21315422	MCFADDEN	MICHAEL G	TINA M	MCFADDEN	8936 RITTENHOUSE CIRCLE		CHARLOTTE	NC	28270
2020-066	21315423	ANDRES	LEAGHAN KEELEY	JASON MATTHEW	ANDRES	8942 RITTENHOUSE CIR		CHARLOTTE	NC	28270
2020-066	21315424	CYR	LEROY J		LORRAINE E CYR	8950 RITTENHOUSE CIR		CHARLOTTE	NC	28270
2020-066	21315426	TATE	LINDA S	ROGER DALE	TATE	840 SARDIS RD N		CHARLOTTE	NC	28270

2020-066	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-066	Sardis By The Park (Sardis Woods)	Gale P.	McEvilley	324 Edgemore Ct	<Null>	Charlotte	NC	28270
2020-066	Sardis Forest	Marc	Bernash	9207 Thorpe Ct.	<Null>	Charlotte	NC	28270
2020-066	Sardis Forest Homeowners Association	Irene	Suchoza	309 Morning Dale Rd	<Null>	Charlotte	NC	28105
2020-066	Sardis Forest Patio Homes	Jean	Hogsed	1062 Sardis Cove Dr	<Null>	Charlotte	NC	28270
2020-066	Sardis Hills Homeowners Association	Joseph	Vignolini	9120 Nolley Ct	Unit B	Charlotte	NC	28270
2020-066	Sardis Hills Neighborhood Association	Jimmy	Heisel	215 Wilby Drive	<Null>	Charlotte	NC	28270
2020-066	Sardis Hills Neighborhood Association	Mark	Herboth	131 Wilby Dr	<Null>	Charlotte	NC	28270
2020-066	Sardis Woods Neighborhood Association	Andrea	Schultz	1125 Smoke House Drive	<Null>	Charlotte	NC	28270
2020-066	Sardis Woods Neighborhood Association	David	Clark	9503 Covedale Dr	<Null>	Charlotte	NC	28270
2020-066	Sardis Woods Neighborhood Association	Ellen	Dillard	9526 Covedale Drive	<Null>	Charlotte	NC	28270
2020-066	Sardis Woods Neighborhood Association	Vickie	Gallagher	920 Wishing Well Lane	<Null>	Charlotte	NC	28270
2020-066	Savanna Woods	Carrie	Graves	9915 Sardis Oaks Rd	<Null>	Charlotte	NC	28270
2020-066	Stonehaven Neighborhood Association	Connie	Divel	6720 Tara Drive	<Null>	Charlotte	NC	28211
2020-066	Stonehaven Neighborhood Association	Michael	Patterson	7315 Terrace Dr	<Null>	Charlotte	NC	28211
2020-066	Stonehaven, The New	Sherry	Kirkpatrick	6459 Tivoli Ct	<Null>	Charlotte	NC	28211

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-066– Yoruk Development Company, Inc.

Subject: Rezoning Petition No. 2020-066

Petitioner/Developer: Yoruk Development Company, Inc.

Current Land Use: Vacant

Existing Zoning: R-3

Rezoning Requested: UR-1 (CD)

Date and Time of Meeting:
Virtual Meeting RSVP:

Thursday, July 30th, 2020 at 6:30 p.m.
Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link. Please reference petition 2020-066 in your response.

Date of Notice: 7/20/2020

We are assisting Yoruk Development Company, Inc. (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the northeast intersection of Sardis Road N and Sunnywood Lane (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by July 29th.*

Residents or property owners who expect they will be unable to access the virtual meeting are asked to email dujuanakeys@mvalaw.com or call 704.331.2371 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

This Petition involves a request to rezone the ± 3.62-acre Site from R-3 to UR-1(CD), to allow the development of the site with a single-family detached residential community.

The site plan associated with this rezoning petition proposes to develop the Site with up to 18 single-family detached homes. Access to the Site will be from Sardis Road N and Sunnywood Lane. The driveways to the single-family homes will be from an internal private alley. Tree save areas and a landscape screening areas will be provided around the perimeter of the Site abutting the adjoining single-family homes. A central open space area will be provided for the residents of the community. Sidewalks will be provided along Sardis Road North, Sunnywood Lane, and within the community.

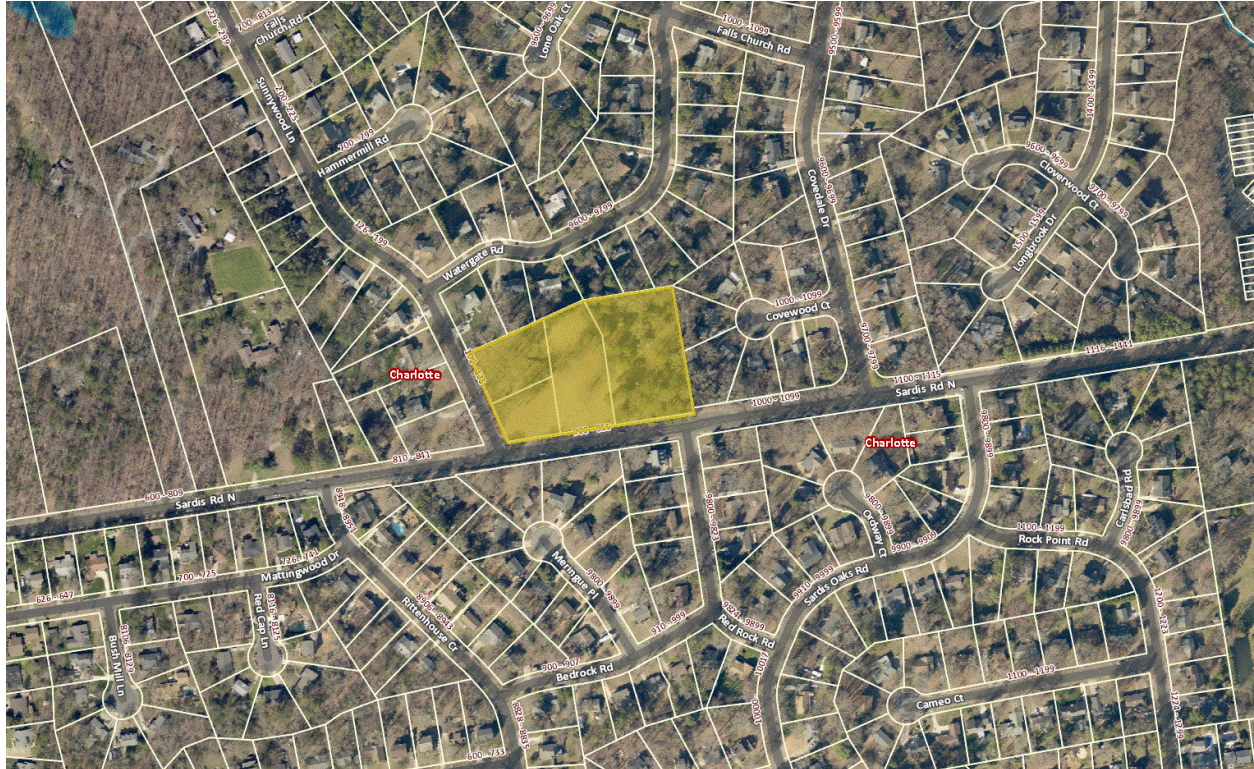
Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, July 30th, 2020, at 6:30 p.m.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call or email Keith MacVean (704-331-3531) keithmacvean@mvalaw.com - Thank you.

cc: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Aydin Yoruk, Yoruk Development Company, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**2020-066 REZONING COMMUNITY MEETING
REGISTERED PARTICIPANTS**

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